



Planning Commission Meeting

May 14, 2009

7:30 p.m.

Minutes

Approved

In Attendance: Bob Schoenberger, Shelly Krockner, Ken Engle, Jim Dewees, John McTear, Linda Layer, Chad Adams, Gwen Jonik, Dave Leh, P.E. Gilmore & Associates

Bob Schoenberger called the meeting to order at 7:32 p.m. A quorum was present.

Jeff Behrndt returned this week with a topographical map of his lot. The topography map shows the whole lot is in 15-25% slope range. He proposes separating a 1.5 acre lot from his property on Saint Andrews Lane. However, the original subdivision plan, dated 1995, contains a Note restricting further subdivision. Bob Schoenberger directed Dave Leh to request an opinion from Township Solicitor John Good regarding the current validity of the Note and which Lot it affects before any further discussions occur.

Byers Station PRD Modification – Butler House Use

Alyson Zarro [Riley Riper Hollin & Colagreco] and Scott Nodland [Toll Bros.] were in attendance to present parking plan options for the Butler House property. Option “D” was added to the discussion. Option D moves the parking further toward the rear of the house by removing the existing garage. However, the consultants’ review letters have defined the garage as “significant”, along with house. At Bob Schoenberger’s request, Mary Lou Farrow summarized the discussions of last week’s workshop. All of the parking plans seriously affect the house. The option of smaller parking areas on both sides of the house is helpful but not preferred as then a connection along the back of the house is necessary. Can parking be placed on neighboring parcel 6-C? Mr. Nodland advised parcel 6-C will be sold separately as a pad, not developed. Ms. Zarro advised that parcel 6-C has only tentative approval, and a different level of approval will be required.

The Planning Commission and Historic Commission’s concerns, in addition to the parking areas, are as follows:

- uneasy with a narrow right-of-way traversing 2 parcels until it reaches the House;
- widening the driveway will impact spray field and open space areas;
- historic value of the garage suggests preservation;
- the view *from* the house should also be protected;
- if changed to commercial use, it should be limited commercial;
- slightly increased wastewater flows – are they included in the calculations for the development or the Township; *(they are included in the development’s figures)*

Again, it was agreed that the Butler House is a beautiful property that deserves protection and restoration, and all parties want to work together to find the best overall solution.

Residents in attendance Barbara Edwards - Mews President and HOA President; Carol Jewitt, Helen Semus, Kumar Bhargava, two other Byers Station residents, Don Carlson, Mike Robinson, Steve McNaughton offered the following comments.

- homes behind the Butler House should be protected with screening and from light pollution;
- re-positioned parking on the west of the house would work and affect the least number of trees;

- are there trees that have to be protected;
- what procedures are employed to restrict the use of the property;
- another clubhouse for the Byers Station community would be welcomed;
- determine overall desires for the property and work toward covenants/conditions for a commercial use while keeping the historic atmosphere
- assure that conditions/covenants follow the property, not the owner.

The Planning Commission requested an extension of time for further review and Ms. Zarro replied an extension would be granted and work toward a plan that works for everyone. Scott Nodland advised that the Developers would not carry out the property improvements -- that would be the buyer's responsibility. There is a perspective buyer who could come before the Commission with his/her specific plans.

It was agreed that this topic would be included on the June 11 agenda.

Approval of Minutes

Jim Dewees moved, seconded by Shelly Krocker, to approve the April 9, 2009 Planning Commission meeting minutes. The Motion carried unanimously.

Open Session

A resident asked if Byers Station Parcel 5C had been on the agenda. Bob Schoenberger advised that Toll's representative withdrew the item from the agenda. Another resident asked if Parcel 5C was going to be all commercial or work/live like Eagleview, with Bob responding the Commission hopes it is mostly commercial. Several suggestions have been voiced such as allowing a taller building in order to increase the open space acreage, or extending the look of Eagle Village. The approved Plan gave the Developer some flexibility, and some guidelines, and the Township cannot impose restrictions that are not supported by the approved Plan, Township Ordinances or State planning codes. Mrs. Edwards commented the approved Plan, which included conditions for the Loop Road, didn't protect residents living along the roadway. The Township should plan for any eventuality, to protect future residents. Don Carlson commented that Township-negotiated conditions were written into that agreement requiring un-developed parcels to return for land development approval by the Planning Commission so they wouldn't all be residential. Open space preservation, the wastewater treatment plant, and improved roadways are a few of the good things that came from those negotiations. Mary Lou Farrow reminded the residents that their concerns should be conveyed to their Developers, such as the desire for another clubhouse.

Comments were made that a traffic light is necessary at Graphite Mine Road and Station Boulevard; and, traffic is going to bottleneck at Graphite Mine where it re-connects Route 100 at the Turnpike overpass.

Ken Engle requested the Fellowship Road / Eagle Farm Road sight distance triangle be re-checked. Dave Leh advised the Police Chief and Traffic Engineer had both reviewed the intersection and do not believe sight distance to be compromised.

Bob Schoenberger announced the June 4 meeting will be dedicated to Village Concept Committee work. Mary Lou Farrow will lead that evening as Bob will not be attending.

Adjournment

Jim Dewees moved, seconded by Shelly Krocker, to adjourn at 9:12 p.m. So moved.

Respectfully submitted,

Gwen Jonik
Planning Commission Secretary